

4181
1 BILL NO. S-78-09- 05

2 SPECIAL ORDINANCE NO. S- 158-78

3 AN ORDINANCE approving an Agreement to
4 purchase Real Estate from Laura E. Brown
for Neighborhood Care, Inc.

5
6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
7 INDIANA:

8 SECTION 1. That the Agreement to purchase Real Estate dated
9 August 16, 1978, between the City of Fort Wayne, by and through its Mayor
10 and Neighborhood Care, Inc., and Laura E. Brown, for:

11 North $\frac{1}{2}$ Lot 75, Rockhills Second Addition
12 for the total cost of \$8,000.00, all as more particularly set forth in
13 said agreement which is on file in the Office of Neighborhood Care, Inc.,
14 and is by reference incorporated herein, made a part hereof and is hereby
15 in all things ratified, confirmed and approved.

16 SECTION 2. That this Ordinance shall be in full force and effect
17 from and after its passage and approval by the Mayor.

18
19
20 William T. Shuga
21 Councilman
22
23
24

25 APPROVED AS TO FORM
26 AND LEGALITY, _____
27 Rosen
28 CITY ATTORNEY

29
30
31
32

Read the first time in full and on motion by Hinga, seconded by Hunter, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATE: 9-12-78

Charles W. Westerman
CITY CLERK

Read the third time in full and on motion by Hinga, seconded by Stier, and duly adopted, placed on its passage.

PASSED (E.O.T.) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>0</u>	_____	_____	_____
<u>BURNS</u>	<u>/</u>	_____	_____	_____	_____
<u>HINGA</u>	<u>/</u>	_____	_____	_____	_____
<u>HUNTER</u>	<u>/</u>	_____	_____	_____	_____
<u>MOSES</u>	<u>/</u>	_____	_____	_____	_____
<u>NUCKOLS</u>	<u>/</u>	_____	_____	_____	_____
<u>SCHMIDT, D.</u>	<u>/</u>	_____	_____	_____	_____
<u>SCHMIDT, V.</u>	<u>/</u>	_____	_____	_____	_____
<u>STIER</u>	<u>/</u>	_____	_____	_____	_____
<u>TALARICO</u>	_____	_____	_____	_____	_____

DATE: 9-26-78

Charles W. Westerman
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE

(RESOLUTION) No. S-158-78 on the 26th day of September, 1978.
ATTEST: (SEAL) Samuel J. Talarico

Charles W. Westerman
CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of September, 1978, at the hour of 11:30 o'clock A M., E.S.T.

Charles W. Westerman
CITY CLERK

Approved and signed by me this 28th day of September, 1978,
at the hour of 10 o'clock A M., E.S.T.

Robert E. Armstrong
MAYOR

Bill No. S-78-09-05

REPORT OF THE COMMITTEE ON FINANCE

We, your Committee on Finance to whom was referred an Ordinance
approving an Agreement to purchase Real Estate from Laura E. Brown
for Neighborhood Care, Inc.

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance Do PASS.

WILLIAM T. HINGA - CHAIRMAN

VIVIAN G. SCHMIDT - VICE CHAIRMAN

JOHN NUCKOLS

PAUL M. BURNS

FREDRICK R. HUNTER

William T. Hinga

Vivian G. Schmidt

John Nuckols

Paul M. Burns

4-26-78
CONCURRED IN
DATE CHARLES W. WESTERMAN, CITY CLERK

TOM BILL

T. L. Bill Real Estate

REAL ESTATE APPRAISEMENT

FOR

Neighborhood Care
Attn: Harold Lewis

APPRaiser - REALTOR

AUG 10 1978

THOMAS L. BILL

PROPERTY IDENTIFICATION

LOCATION:

415 Center St, Ft Wayne, Indiana
Owner: Brown

P.O. Box 5375
Fort Wayne, Indiana 46805

(219) 483-2330

LEGAL DESCRIPTION:

No Lot 75, Rockhills 2nd Addition
Lot size: 75 x 50

PHYSICAL DESCRIPTION:

Two story frame dwelling containing 1300 sq ft of living area. Currently set up as duplex rental. Down: 1R, K, 2Bk, Bath. Up: 1R, K, Bk, Bath. Interior is plaster and in fair condition. Exterior is asbestos shingle sided and roof is asphalt shingled. Exterior is fair to good. Constructed on basement foundation. Basement is in poor condition. Approx 60 years of age. A 78 sq ft front porch and 78 sq ft rear porch are included. Property contains no garage. Located on level lot with adequate drainage.

PURPOSE OF APPRAISAL

To estimate and give an opinion of the fair market value of the property as of this date.

"Market Value" is defined as the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used.

OPINION OF VALUE

Appraised Value — Land	\$ 1000
Appraised Value — Site Improvements	\$ 900
Appraised Value — Improvements	\$ 5900
Estimated Market Value	\$ 7300

ASSUMPTIONS AND LIMITING CONDITIONS

No responsibility is assumed for matters legal in character. Existing liens and encumbrances, if any, have been disregarded and the property has been appraised as though free and clear. It is assumed that the legal description furnished us is correct and that the title to the real estate is good and merchantable.

No responsibility is assumed for the accuracy of information furnished by others, although such information has been confirmed where possible and is believed to be reliable.

The fee for this appraisal does not provide compensation for conference or testimony or attendance in court nor shall this appraiser be required to give testimony or to appear in any court by reason of the appraisal without previous arrangements having been made therefor.

CERTIFICATION

I do hereby certify that I have made a personal inspection of this property and an analysis of all the discoverable factors affecting its value. I further certify that I have no present or contemplated future personal interest in the property and that neither the employment to make the appraisal, nor the compensation is contingent on the value of the property. The sole compensation for the employment being a fair professional fee.

[Signature]
APPRaiser

DATE August 4, 1978

Thomas L. Bill

COMMENTS: SITE IMPROVEMENTS AND EXTRAS(DEPRECIATED VALUE)

Site improvements	300
Plumbing	150
Porches	100
Fence	50
Basement	300
	\$900

ESTIMATED REPLACEMENT COST:

MAIN BUILDING - LIVING AREA	1300	SQ. FT. @ \$	17.35	\$	23205
BASEMENT		SQ. FT. @ \$		\$	
EXTRAS				\$	
ESTIMATED REPLACEMENT COST OF MAIN BUILDING				\$	23205
LESS DEPRECIATION:					
PHYSICAL DEPRECIATION	70	%			
FUNCTIONAL OBSOLESCENCE	1	%			
ECONOMIC OBSOLESCENCE	4	%			
TOTAL DEPRECIATION	75	%			
DEPRECIATED VALUE - MAIN BUILDING				\$.	17403
DEPRECIATED VALUE - GARAGE				\$.	5802
DEPRECIATED VALUE - SITE IMPROVEMENTS & extras				\$.	none
TOTAL DEPRECIATED VALUE - ALL IMPROVEMENTS				\$.	300
LAND VALUE				\$.	6702
VALUE BY COST APPROACH				\$.	1000
ROUND OFF TO				\$.	7702

MARKET APPROACH TO VALUE

ADDRESS	337 melita	+	-	301 # Jct El. Lso.	+	-	324 " 4th	+	-
DATE SOLD	4/78	100		2/78	125		4/78	100	
LOT SIZE	38x104			25x90			35x101		
STYLE	2ST			2ST			2ST		
CONDITION	FAIR	1000		FAIR		1500	FAIR		
BEDROOMS	3			3			3		
BATHS	2			2			1		100
SF/LA	1800		1000	1750		950	1200		
GARAGE	No			No			1/2 CAR		700
...CARS	1	1050							
TOTAL + or -		\$ +1150			\$ -2220			\$ -300	
SALE PRICES OF COMPARABLES		\$ 3000			\$ 10000			\$ 30000	
INDICATED VALUE(S) BY MARKET APPROACH		\$ 6150			\$ 7675			\$ 3000	

CORRELATION OF VALUES INDICATED BY COST AND MARKET APPROACH:

The cost approach indicated a value of \$7700. The market approach indicates a value of \$7300. It is determined that the market approach is the best indicator of value in the problem. Present value is determined to be \$7300.

VALUE CONCLUSION: LAND \$	1000	IMPROVEMENTS \$	6300	TOTAL \$	7300
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THOMAS L BILL
REAL ESTATE ANNUALER
P. O. Box 5375
Fort Wayne, Indiana 46805
(219) 483-2330

PHOTOGRAPHIC VIEWS
415 Center St
Pf Wayne, Indiana

FRONT VIEW
East to West

REAR VIEW
West to East

STREET VIEW
South to North





THE CITY OF FORT WAYNE
COMMUNITY DEVELOPMENT & PLANNING
division of neighborhood care

Ms. Laura E. Brown
4232 Alpine Dr.
Anderson, Ind. 46014

RE: 415 Center St.

Dear Ms. Brown,

In accordance with statutory requirements, please be advised that Neighborhood Care, Inc. has engaged real estate appraisers to determine fair market value on your property located at 415 Center.

Within the next few weeks, two appraisers will be contacting you in order to arrange an inspection of your property for preparation of their appraisal reports. This action does not constitute an intent to acquire this property.

Please be advised of your rights, either personally or through your designated representative, to accompany these individuals in preparing a fair appraisal.

We would appreciate it if you would extend your fullest cooperation to these individuals and on behalf of Neighborhood Care, Inc., I would like to thank you for your cooperation in this appraisal process.

Sincerely,

Harold Lewis
Real Estate Specialist

HL/ja

APPRAISAL REVIEW SUMMARY SHEET

TYPE OF IMPROVEMENT:

DUPLEX

TWO UNITS

APPRASERS:

Bill

Albersmeyer

MARKET DATA APPROACH:

COMPARABLES

3

3

VALUE INDICATED

7800

8200

FINAL VALUE ESTIMATE:

LAND

1750

IMPROVEMENTS

6250

TOTAL

8000

The reviewer has averaged the two values of the appraisers. His recommended or suggested purchase price is \$8000.

August 16, 1978
(DATE)

Harold Lewis
Harold Lewis
Real Estate Specialist

LAND ACQUISITION STATEMENT

Your property (s) has been appraised by two independent appraisers to determine a just and reasonable price for acquisition. At that time, you or your designated representative were given the opportunity to accompany each appraiser during his inspection in order that all facts may be known for preparation of fair appraisals.

Neighborhood Care, Inc. will make every reasonable effort to acquire real property quickly and by negotiated sale. Just compensation for all property interests acquired shall be paid and acquisition activities shall be conducted in a manner that minimizes hardships to owners and tenants. All owners and tenants can be assured of consistent treatment.

Just compensation for each property is determined by Neighborhood Care, Inc. and is established by the average of the two appraisals. The amount of just compensation that will be offered to you at the time of acquisition and confirmed in writing, will not be less than approved appraisal of the fair market value.

If you, as owner, feel that Neighborhood Care Inc.'s offer does not represent the true value of your property, you can refuse to accept it. It will then be your responsibility to present evidence that there should be a change in the offering price.

Any outstanding loans and liens on the property must be paid prior to or at the time of settlement. Our representative will discuss these arrangements with you at the time of negotiations.

If you should have any questions regarding these or any other matters, please feel free to contact Neighborhood Care, Inc., 8th Floor, City/County Building or call 423-7431. The office is open from 7:30 A.M. to 4:30 P.M., Monday through Friday, during the summer months and reverting back to 8:00 A.M. to 5:00 P.M. in September.



THE CITY OF FORT WAYNE
COMMUNITY DEVELOPMENT & PLANNING
division of neighborhood care

August 16, 1978

Laura E. Brown
4232 Alpine Dr.
Anderson, Indiana 46014

Dear Ms. Brown,

This is to confirm our meeting on 8-8-78 in regards to your property at 415 Center St., which we intend to acquire.

Neighborhood Care, Inc. wishes to purchase the above mentioned property for a sum of \$8000.

Your attention is directed to the fact that Neighborhood Care, Inc. has made a most conscientious effort to establish the fair market value of the property. To do this, two separate and independent appraisals have been made by highly qualified appraisers. Each appraisal report has been carefully reviewed and the property inspected by members of Neighborhood Care, after which, a price was then established in accordance with state statutes by taking the average of the two appraisals. Enclosed, for your information, is a summary statement of the basis for the amount established as just compensation for your property.

Only after all these steps have been taken, can we offer a purchase price to you or any other property owner. In carrying out this project, it is the policy of Neighborhood Care, Inc. to make a direct offer of the maximum approved price to every property owner without preliminary negotiations or any sort of bargaining. This policy is based on the belief that every property owner should receive no less than full fair market value for his holdings.

Should you find our offer acceptable, it is requested that both copies of the two enclosed Agreement to Purchase Real Estate be executed by the appropriate individuals indicated and returned to this office as soon as possible. Once this option has been approved by the Board of Directors of Neighborhood Care, Inc., a copy will be forwarded to you for your records and a closing can be arranged. If, however, our offer does not prove acceptable, it would be appreciated if you would advise us in writing, on or before August 30, 1978.

Sincerely,

Ethel E. Watson
Ethel E. Watson
Director

Received for Laura E. Brown
8/16/78

SUMMARY STATEMENT OF THE BASIS
FOR JUST COMPENSATION

August 16, 1978

415 Center St.

The parcel to be acquired consists of the following described property with the buildings thereon:

N ½ Lot 75 Rockhills second Addition

The real property for which the offer of just compensation was made and which were considered by the appraisers in establishing a fair market value for your property include:

Lot size

Two story

Duplex

1300 sq. ft.

Exterior and interior fair condition

asphalt shingle siding

G F A heat

Lot level with adequate drainage

The fair market value which was approved by Neighborhood Care, Inc. is being offered to you is \$ 8000 for the above described property improvements. This amount represents the full amount believed by Neighborhood Care, Inc. to be just compensation for the property. In accordance with state statute, Neighborhood Care, Inc. determination of just compensation is not less than the average of two independent appraisals conducted by competent professional appraisers for the fair market value of the property and is based on an inspection of the property.

In arriving at the acquisition price for any property, Neighborhood Care, Inc., nor the appraiser have reduced or increased the value of the parcel as a result of the area being designated for renewal. Increases or deductions in the value are based solely on physical deterioration.

If there are separately held interests in the property to be acquired, an apportionment of the total just compensation will be made based on Neighborhood Care, Inc. review of the appraisal. Any buildings, structures, fixtures, or other improvements comprising part of the real property are the property of a tenant, the compensation for the property, including the property of such tenant, shall be apportioned to the tenant and the owner so that the amount apportioned to the tenant's improvements and interest will be the greater of:

1. The fair market value of the tenant's leasehold estate in the property.
2. The amount the tenant's improvements contribute to the fair market value of the real property.
3. The fair market value of the tenant's improvements for removal from real property.

In light of the preceding information, Neighborhood Care, Inc. set the previously stated amount as the acquisition price for the property.

Donald Albersmeyer

REAL ESTATE APPRAISER

4322 CADILLAC DRIVE

FORT WAYNE, IN 46804

REPORT OF APPRAISAL

MADE FOR

LOCATION:

415 CENTER STREET

LEGAL DESCRIPTION: *#1 lot 75 ROCKHILL 2ND*

PURPOSE OF APPRAISAL

To estimate and give an opinion of the fair market value of the property in fee simple as of this date.

"Market Value is defined as the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used."

OPINION OF VALUE

Appraised Value - Land	\$ 2,500
Appraised Value - Improvements	\$ 5,200
Estimated Fair Market Value	\$ 8,200

ASSUMPTIONS AND LIMITING CONDITIONS

No responsibility is assumed for matters legal in character. It is assumed that the legal description furnished is correct and that the title to the real estate is good and merchantable. Existing liens and encumbrances, if any, have been disregarded in this appraisal, and the property has been appraised as though free and clear.

No responsibility is assumed for the accuracy of information furnished by others, although such information has been confirmed where possible and is believed to be reliable.

Possession of this report does not carry with it the right of publication nor may it be used for any purpose by any one except to whom it is addressed except with the previous written consent of the appraiser and the client. The appraiser shall not be required to give testimony or to appear in any Court by reason of this appraisal without previous arrangements having been made therefor.

CERTIFICATION

I hereby certify that I have made a personal inspection of this property and an analysis of all the discoverable factors affecting its value. I further certify that I have no present or contemplated future personal interest in the property and that neither the employment to make the appraisal, nor the compensation is contingent on the value of the property.

DATE 8 - 8 - 78

Donald Albersmeyer

PROPERTY ADDRESS 415 CENTER				CITY FT. WAYNE		STATE INDIANA		
[] CENTRAL CITY LIMITS [] ESTABLISHED SUBURBAN [] OUTLYING [] DEVELOPING		DISTANCES TO: 202K 7BLK	BUS CHURCH CENT. BUS. DIST. 3 MI 6 BLK NEIGHBORHOOD	STORES 1 MI	GRADE SCHOOL 2 MI	HIGH SCHOOL		
PRICE RANGE OF TYPICAL HOUSES \$ 70000 TO \$ 90000				AGES OF TYPICAL HOUSES 40 TO 70 YRS.	INCOME GROUP OF TYPICAL FAMILIES [] LOWER [] MEDIUM [] HIGHER			
STREET PAVING [] CONCRETE <input checked="" type="checkbox"/> ASPHALT [] GRAVEL		WATER SYSTEM [] PUBLIC [] COMMUNITY [] INDIVIDUAL		SEWER SYSTEM [] PUBLIC [] COMMUNITY [] INDIVIDUAL				
DETRIMENTAL INFLUENCES <i>Deteriorating Area</i>								
ANY SPECIAL FAVORABLE INFLUENCES <i>Park 1 block away</i>								
OTHER IMPROVEMENTS: [] ALLEY M CURB <input checked="" type="checkbox"/> SIDEWALK <input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRICITY		ZONING OR OTHER PROTECTION R3			NEIGHBORHOOD OCCUPANCY [] HOMOGENEOUS [] TRANSITIONAL			
LAND USE OTHER THAN SINGLE RESIDENTIAL WITHIN 500 FT., OR BEYOND IF PERTINENT:								
DIMENSIONS 50' X 75'				SITE [] LEVEL [] SLOPING [] STREET <input checked="" type="checkbox"/> STREET ROOMS				
LEVEL	FOYER	LIV. RM.	DIN. RM.	DINETTE	KIT.	BEDRMS.		
BASEMENT					DEN	FAMILY RM.		
1st FLOOR		/	/	/	/	/		
2nd FLOOR		/	/	/	/	/		
OTHER ROOMS	TOTAL NUMBER FINISHED ROOMS			7	FAMILY UNITS	2	ROOMS PER UNIT	4
CONSTRUCTION DETAILS								
ARCHITECTURE <u>2 STORY</u>	WINDOWS: [] WOOD <input checked="" type="checkbox"/> STEEL [] ALUMINUM [] DOUBLE HUNG [] CAGEMENT [] COMB. STORM & SCREENS [] WOOD STORMS & SCREENS []				ROOF: [] ASPHALT SHINGLES [] WOOD SHINGLES [] SLATE [] TAR & GRAVEL [] TILE [] <input checked="" type="checkbox"/> HIP <input checked="" type="checkbox"/> GABLE <input checked="" type="checkbox"/> FLAT	INTERIOR FINISH: [] PLASTER <input checked="" type="checkbox"/> DRYWALL [] SOFTWOOD TRIM [] HARDWOOD TRIM []		
CONFORMITY	FLOOR CONSTRUCTION: [] CONCRETE SLAB [] CRAWL SPACE [] ONE INCH SUB FLOOR [] PLYWOOD SUB FLOOR [] HARDWOOD FLOOR M SOFTWOOD FLOOR [] OAK PARQUET [] ASPHALT TILE [] VINYL ASBESTOS TILE <input checked="" type="checkbox"/> LINOLEUM				BATHROOMS: [] TILE FLOOR () [] TILE WAINSCOT () <input checked="" type="checkbox"/> LINOLEUM FLOOR () [] LINOLEUM WAINSCOT () [] BUILT-IN VANITY () [] SHOWER OVER TUB () [] STALL SHOWER-TILED () [] FIXTURE QUALITY [] CUSTOM <input checked="" type="checkbox"/> AVERAGE [] LOWER	CAR STORAGE: [] GARAGE <input checked="" type="checkbox"/> CARPORT [] ATTACHED <input checked="" type="checkbox"/> DETACHED [] IN BASEMENT [] TWO CAR <input checked="" type="checkbox"/> ONE CAR [] OVERHEAD DOOR [] CONCRETE DRIVEWAY [] ASPHALT DRIVEWAY [] GRAVEL DRIVEWAY [] INTERIOR FINISHED [] ELECTRIC DOOR OPENER <input checked="" type="checkbox"/> NONE		
YEAR BUILT <u>1928</u>	CLASS: [] CONVENTIONAL BUILT [] PREFABRICATED				KITCHEN: <input checked="" type="checkbox"/> LINOLEUM FLOOR [] BUILT-IN RANGE & OVEN [] DISHWASHER [] GARBAGE DISPOSAL [] EXHAUST FAN [] WOOD CABINETS [] METAL CABINETS [] TILE COUNTER TOPS [] FORMICA COUNTER TOPS	PORCH: [] OPEN PORCH [] SCREENED PORCH [] ENCLOSED PORCH [] PATIO		
YEAR REMODELED					MISCELLANEOUS: [] FIREPLACES () [] ROOF INSULATION [] WALL INSULATION [] CENTRAL AIR-COND. [] CIRCUITS & WIRING ADEQUATE [] ATTIC FAN			
PROPOSED								
CLASS: [] CONVENTIONAL BUILT [] PREFABRICATED								
NUMBER OF STORIES: [] ONE [] ONE AND ONE-HALF M TWO [] SPLIT LEVEL []								
FOUNDATION: [] BASEMENT % [] POURED CONCRETE [] CONCRETE BLOCK M STONE	HEATING: [] GAS <input checked="" type="checkbox"/> AIR <input checked="" type="checkbox"/> FORCED [] OIL <input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> GRAVITY [] COAL <input checked="" type="checkbox"/> STEAM <input checked="" type="checkbox"/> SPACE [] BASEBOARD [] RADIATORS OR CONVECTORS [] RADIANT <input checked="" type="checkbox"/> PANELS [] ELECTRIC _____ []							
EXTERIOR WALLS: [] WOOD SIDING [] WOOD SHINGLES [] STUCCO [] BRICK VENEER [] CONCRETE [] ALUMINUM M <input checked="" type="checkbox"/> BRICK	PLUMBING: <input checked="" type="checkbox"/> GALV. IRON [] COPPER <input checked="" type="checkbox"/> LEAD <input checked="" type="checkbox"/> WATER HEATER [] WATER SOFTENER							



Subject Front View

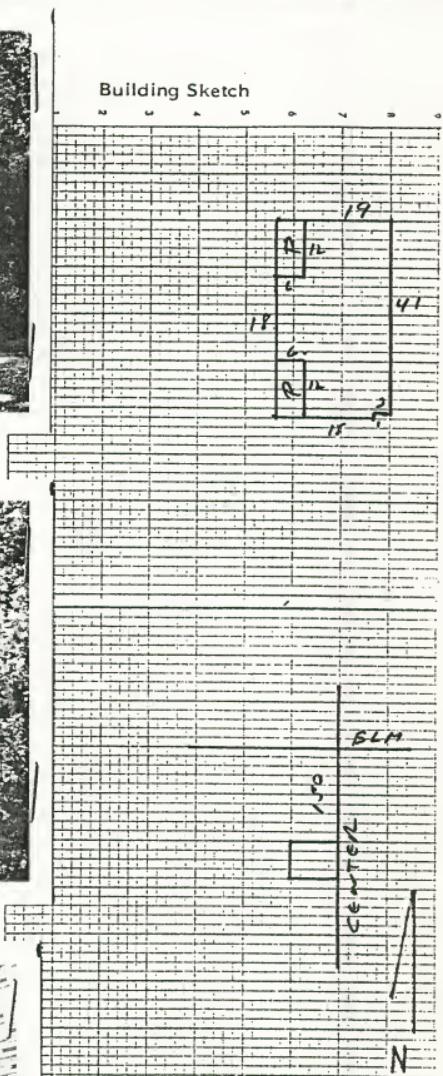


Subject Rear View



Street Scene

Building Sketch



Lot Location Sketch

ional Comments _____

415 CENTER
erty Address

Date

8-8-78

D. Albersmeyer
Donald Albersmeyer, R.M.

4181

Admn. Appr.

DIGEST SHEET

8-78-09-05

TITLE OF ORDINANCE Appropriation Ordinance

DEPARTMENT REQUESTING ORDINANCE C D & P Neighborhood Care, Inc.

SYNOPSIS OF ORDINANCE Allow Neighborhood Care, Inc. to purchase property at 415 Center St.

EFFECT OF PASSAGE Neighborhood Care, Inc. would purchase 415 Center St.

EFFECT OF NON-PASSAGE Neighborhood CAre, Inc. would not purchase 415 Center St.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) \$8000.00

ASSIGNED TO COMMITTEE (J.N.)

DATE SUBMITTED: August 23, 1978